

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In Re:)	
)	Bankruptcy Case
EAGLE PROPERTIES AND)	No. 23-10566-KHK
INVESTMENTS LLC)	
)	Chapter 7
Debtor)	

TRUSTEE’S REPORT OF SALE

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 6/27/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 1343 Church Rd, Hershey, PA (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	7/12/2024
Property Sold:	1343 Church Rd, Hershey PA
Purchasers:	Dime & Penny LLC
Purchase Price:	\$328,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	\$37,745.71

Dated: 7/29/2024

Respectfully submitted,

/s/ H. Jason Gold
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117
PO Box 57359
Washington DC 20037
Chapter 7 Trustee

American Land Title Association

Final ALTA Settlement Statement - Combined
Adopted 05-01-2015

Universal Settlement Services of PA

ALTA Universal ID:
1423 N Atherton Street
2nd Floor
State College, PA 16803

File No./Escrow No. : PA-24-1237
Print Date & Time: July 12, 2024 10:27 am
Officer/Escrow Officer :
Settlement Location : 1423 N Atherton Street, 2nd Floor
State College, PA 16803

Property Address: 1343 Church Road
Hershey, PA 17033

Borrower: Dime & Penny LLC
2567 Chain Bridge Road #2E
Vienna, VA 22181

Seller: H. Jason Gold, Bankruptcy Trustee of the Bankruptcy Estate of Eagle Properties and
Investments, LLC
PO Box 57359
Washington, DC 20037

Lender: Decisive Investment Group LLC, ISAOA/ATIMA

Settlement Date: July 12, 2024
Disbursement Date: July 12, 2024

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
		Lender Credits from Decisive Investment Group LLC, ISAOA/ATIMA		750.00
	328,000.00	Sale Price of Property	328,000.00	
		Deposit		10,000.00
		Loan Amount		250,000.00
1,000.00		Seller Credit		1,000.00
		Prorations/Adjustments		
	740.47	City/Town Taxes 07/12/24 - 12/31/24	740.47	
	3,221.52	Assessments (County School Taxes) 07/12/24 - 06/30/25	3,221.52	
		Loan Charges to Decisive Investment Group LLC, ISAOA/ATIMA		
		3% of Loan Amount (Points)	7,500.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to Decisive Investment Group LLC, ISAOA/ATIMA (continued)		
		Legal Document Preparation Fee	950.00	
		Wire Fee	50.00	
		Prepaid Interest	1,666.60	
		\$83.33 per day from 07/12/24 to 08/01/24		
		Decisive Investment Group LLC, ISAOA/ATIMA		
		Other Loan Charges		
60.00		Attorney Title Exam Fee to RL Title & Escrow, Inc.	150.00	
		Courier/Wire fees to RL Title & Escrow, Inc.		
		Judgment Search to RL Title & Escrow, Inc.	35.00	
		Settlement and Closing Fee to RL Title & Escrow, Inc.	895.00	
		Title Binder and Policy to RL Title & Escrow, Inc.	225.00	
		Title Charges and Escrow/Settlement Charges		
		CPL to Universal Settlement Services of PA	125.00	
		TIRBOP Endorsement 100 (Covenants, Conditions and Restrictions) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 300 (Mortgage Survey Exception) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 900 (Environmental Protection Lien - Residential) to Universal Settlement Services of PA	100.00	
150.00		Deed Prep to The Nittany Group		
250.00		Final Sewer to Universal Escrow		
250.00		Final Water to Universal Escrow		
		Owner's Title Insurance to Universal Settlement Services of PA	2,324.60	
		Coverage: 328,000.00		
		Premium: 2,324.60		
100.00		Search Fee to Universal Settlement Services of PA		
30.00		Tax Cert Fee to Universal Settlement Services of PA		
		Commissions		
14,760.00		Commission - Listing Agent to Century 21 New Millennium		
		Government Recording and Transfer Charges		
		Recording Fees to Dauphin County Recorder of Deeds	267.50	
1,640.00		Transfer Tax to Dauphin County Recorder of Deeds	1,640.00	
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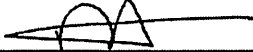
Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Government Recording and Transfer Charges (continued)		
		UCC Recording Fee to Dauphin County Recorder of Deeds	100.00	
		Payoff(s)		
257,200.58		Payoff of First Mortgage Loan to Fulton Bank		
		Loan Payoff		237,200.58
		Legal Fees		20,000.00
		Total Payoff		<u>257,200.58</u>
		Miscellaneous		
5,669.65		2022 Delinquent taxes to Dauphin County Tax Claim		
1,678.44		2024 county/twp taxes to Dauphin County Treasurer		
3,928.03		2024 school taxes to Dauphin County Treasurer		
9,597.00		326(a) Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
15,995.00		Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
1,000.00		Expense Reimbursement to RealMarkets		
5,000.00		Funds held by Trustee to H. Jason Gold, Bankruptcy Trustee		
Seller			Borrower	
Debit	Credit		Debit	Credit
319,948.70	331,961.99	Subtotals	349,830.69	261,750.00
		Due from Borrower		88,080.69
12,013.29		Due to Seller		
331,961.99	331,961.99	Totals	349,830.69	349,830.69

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Universal Settlement Services of PA to cause the funds to be disbursed in accordance with this statement.

Borrower

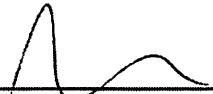
Dime & Penny LLC

BY:  _____

Seller

H. Jason Gold, Bankruptcy Trustee of the Bankruptcy Estate of Eagle Properties and Investments, LLC

BY: _____



Escrow Officer

Acknowledgement

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Borrower

Dime & Penny LLC

BY: _____

Seller

H. Jason Gold, Bankruptcy Trustee of the Bankruptcy Estate of Eagle Properties and Investments, LLC

BY: H. Jason Gold, Trustee  07/12/2024 04:42 PM EDT



Escrow Officer